

315 Balaam Road, Bowen, Qld 4805



Sold Lifestyle

Monday, 14 August 2023

315 Balaam Road, Bowen, Qld 4805

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 40 m2

Type: Lifestyle



Peter Lawton

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Contact agent

Create a dream lifestyle for your family and experience the joys and warmth of country living, whilst still having the glistening waters of Bowens beaches at your doorstep, at this pristine 40-hectare property set in the rich horticultural area of Euri Creek. Home features – 4 complete family bedrooms, with built-ins and 3 rooms air-conditioned Main bedroom features stylish and functional ensuite Gleaming tiles throughout home, perfect for easy clean and cooling Modern kitchen with glossy breakfast bar and benchtops, dishwasher and an abundance of storage space Spacious lounge area with split-system air-conditioning Sprawling back and front verandahs for entertaining and enjoying. Out back has the view of your sparkling pool and kids kicking a footy around or the front to enjoy a cuppa and gaze over your cattle & horses grazing Inviting inground pool with shady trees Fully fenced house yard for children and pets Property features – Functional and spacious, air-conditioned office space a few steps from home Main shed - floor area of 192 m2 2 cold rooms – floor area 120 m2 4 space carport 3 rainwater tanks totalling 90,000 ltrs capacity Tack shed and horse float storage 2 bay stables 4 strand, waratah fencing with lane way Portable panel set of yards – 40 panels Property divided in 4 irrigated paddocks to allow for maximum stocking numbers! Soil and Water – Land has not been farmed for 7 years but would suit any horticultural crop Reclaimer Rhodes grass present Heavy black cracking clays to sandy loam 2 dams supply 70ML on farm storage Land waterflow fill dams in Sandy Gully catchment Property also has 40 ML allocation from an equipped bore Fully lasered and 6” PVC mains and hydrants. 250ML Rose Water Scheme access This property has been beautifully maintained for family living and offers a rare opportunity to mix both lifestyle and income. The home is perfect to move straight into and enjoy, plus there’s plenty of scope to convert from grass production to horticulture if desired. Coupled with water security, this property is absolutely a must to inspect. See Peter or Kelsi to arrange an inspection or for further info.